



27 Cheltondale Road, B91 1EJ

Price Guide **£599,950**

- Superbly Extended Semi Detached
- Four Double Bedrooms
- Extended Dining Kitchen/Family Room
- Stunning South Westerly Garden
- Two Luxury Bathrooms
- Energy Efficiency Rating - C

0121 709 3300

27 Cheltondale Road, Solihull B91 1EJ

27 Cheltondale Road is a substantially enlarged and highly desirable four bedroom residence that offers deceptively spacious accommodation within a stone's throw of the town centre shops, amenities and train station. The property consists of a spacious hallway, lounge, dining room, extended kitchen diner/family room with utility, four double bedrooms, luxurious family bathroom, separate shower room, garage and a superb, south westerly facing, established rear garden.

APPROACH

Via a block paved driveway that enables off road parking for several vehicles with raised beds with planting and dwarf brick wall perimeter, UPVC double glazed enclosed storm porch entrance to:-

ENTRANCE HALL

Engineered oak wood flooring, single panel radiator, stairs rising to first floor landing with under stairs storage cupboard, doors to front and rear reception rooms and kitchen.

FRONT RECEPTION ROOM

15' 9" (4.8M) X 12' 2" (3.7M)

Ornamental stone fireplace with inset gas fire, engineered oak flooring, four wall light points, double panel radiator, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM

10' 2" (3.1M) X 10' 11" (3.34M)

Engineered oak wood flooring, double panel radiator, ceiling light point, UPVC double glazed French doors to the rear garden.



EXTENDED KITCHEN & FAMILY ROOM

20' 8" (6.3M) MAX X 17' 3" (5.25M) MAX

A beautiful, extended open-plan dining kitchen/family room that has created a fabulous entertaining space. The kitchen has been comprehensively fitted with a range of shaker-style wall and base units with granite-effect work surfaces, single inset bowl sink with mixer tap, a range of fitted appliances including dishwasher, fridge/freezer, stainless steel four ring gas hob and oven with concealed extractor fan over, complementary ceramic tiling to splash prone areas, LED spotlights, wood-effect flooring, UPVC double glazed window to the rear flows into the family room with Velux skylight and UPVC double glazed French doors and UPVC double glazed window to the side aspect. There is a door leading to:-

UTILITY

8' 2" (2.5M) X 4' 3" (1.3M)

Space and plumbing for a washing machine and dryer, large full height units, work surfaces, wood-effect flooring, UPVC double glazed window to the side aspect, door to garage.



FIRST FLOOR LANDING

Split level landing with loft access leads to bedroom one, bedroom two, bedroom three, bedroom four, bathroom and shower room.

BEDROOM ONE (FRONT)

16' 1" (4.9M) X 10' 10" (3.3M)

Double panel radiator, ceiling light point, a range of light oak fitted wardrobes, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)

12' 6" (3.8M) X 12' 2" (3.7M)

Single panel radiator, ceiling light point, half glazed fitted wardrobes, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

17' 5" (5.3M) X 9' 2" (2.8M)

Double panel radiator, two ceiling light points, mirrored double wardrobe, two UPVC double glazed windows to the front aspect.

BEDROOM FOUR (REAR)

9' 2" (2.8M) X 12' 2" (3.7M)

Double panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

FAMILY BATHROOM

8' 6" (2.6M) X 6' 7" (2M)

A beautifully appointed bathroom comprises a three piece suite consisting of low level flush WC, hand wash basin with storage beneath, panel bath with shower attachment, chrome towel radiator, complementary ceramic tiling to walls and floor, ceiling light point, obscure UPVC double glazed window to the rear aspect.

SHOWER ROOM

8' 10" (2.7M) X 5' 11" (1.8M)

A well-appointed shower room comprises low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls and floor, ceiling spotlights, obscure UPVC double glazed window to the side aspect.

GARAGE

11' 2" (3.4M) X 8' 10" (2.7M)

Double doors to the front, power and lighting, Worcester combi boiler, UPVC double glazed window to the side aspect, door to passageway.

REAR GARDEN

A stunning, impeccably landscaped, split-level garden enjoys a south-westerly facing position. A full width paved patio has steps leading to a circular-shaped lawned area that is surrounded by borders with well-established shrubs, trees and plants creating a private aspect. The rear of the garden has a paved seating area with summer house and pathway leading to the garden shed.

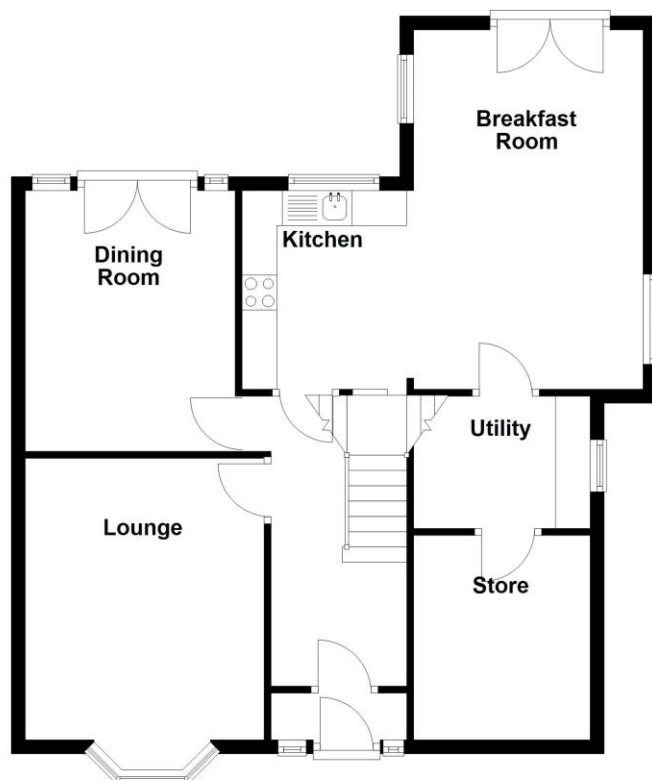
TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



Ground Floor

Approx. 73.9 sq. metres (795.7 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



Total area: approx. 138.5 sq. metres (1490.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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